

STATEMENT OF THE APPLICANT**I. INTRODUCTION**

The Vestry of St. Patrick's Parish, on behalf of the St. Patrick's Episcopal Church and Day School (the "**School**"), collectively ("**St. Patrick's**" or "**Applicant**") hereby submits this application (the "**Application**") to the Board of Zoning Adjustment (the "**Board**" or "**BZA**") for a modification of significance of an approved special exception for its private school campus in a residential Zone District. In this Application, the School seeks to add the two houses it owns at 4751 and 4753 Whitehaven Parkway NW (Square 1374 Lots 838 and 839) ("**Property**") into its campus and use the 4751 Whitehaven property for administrative offices and the 4753 Whitehaven property to house the School's Director of Facilities. The Property is located in the R-1-B Zone District and is across from the main campus at 4700 Whitehaven Parkway NW (Square 1372, Lot 817) ("**Whitehaven Campus**"). It is located next to the School Gymnasium and Performance Center (Square 1374, Lot 15, part of the main campus), and a building (former house) used by the Lab School for administrative offices. This application is being filed at the same time as an application to allow summer school use and certain other improvements on the School's campus on Foxhall Road. Since that campus was approved in a separate BZA order, the two applications are being filed separately. In the interest of administrative efficiency, we request the consideration of the two applications on the same date.

In 2012, the Board approved a special exception in Order No. 18465 to increase the student cap to 485 students for the Whitehaven Campus (the 105 faculty and staff cap did not change) (the "**Original Approval**"). At that time, the School noted that although it owned the

two single-family homes that are the subject of this application, they were not being used for School purposes. The School now proposes the modification to allow the use of the Property for School administrative offices and to house the School's Director of Facilities who is required to live on School property. The School does not propose an increase in the current student or faculty and staff caps.

The Board has jurisdiction to grant the modification requested pursuant to Subtitle X, §901.1 and Subtitle Y, §704.1 of the Zoning Regulations (11-X DCMR § 901.1; 11-Y DCMR § 704.1).

II. BACKGROUND

St. Patrick's Episcopal Day School is a nursery, elementary, and middle school operated under the auspices of St. Patrick's Episcopal Church. The School was founded in 1956 as a nursery school and expanded to the elementary-school level beginning in 1967. Continued growth led the Church to purchase the Whitehaven Campus from the Florence Crittenden Home, which was then approved for private school use by the Board of Zoning Adjustment in 1975 per BZA Order No. 11933 (11307). Recent zoning activity has included an increase in the student cap for the Whitehaven Campus in 2012 in Case No. 18465 and the construction of a structured play area/sports deck atop the existing outdoor parking lot adjacent to the gymnasium building in Case No. 19678 in 2018.

Today, St. Patrick's maintains three campuses: the Whitehaven Campus at 4700 Whitehaven Parkway NW for its Nursery to Grade 5 students; the MacArthur Campus at 4590 MacArthur Boulevard NW for students in Grades 6, 7, and 8; and the Foxhall Campus at 1801 Foxhall Road NW, the location of the School's regulation athletic field. The School currently has approximately 490 students arrayed across its campuses.

The Whitehaven Campus, the subject of this application, is located on Whitehaven Parkway between MacArthur Boulevard and Foxhall Road. It is located to the east of the Lab School and Our Lady of Victory Church and School, to the southwest of the Field School, and adjacent to the Mount Vernon Campus of the George Washington University (GWU). The Whitehaven Campus is split into two areas: the north side of Whitehaven Parkway, adjacent to the GWU campus, which is improved with the Gymnasium and Performance Center and the houses that are the subject of this application, and the south side of Whitehaven Parkway, which is improved with the main Church and School building. The proposed administrative offices and home for the Facilities Director will abut a building used by the Lab School for administrative offices, and the School's Gymnasium and Performance Center property. The Property is located amid a series of institutional uses, namely the private schools, churches, and university, as outlined above.

III. SUMMARY OF MODIFICATION

The School is proposing to use the 4751 Whitehaven Property for school administrative functions that are integral to the private school use. Approximately seven School employees will use the building on a regular basis. The 4751 Whitehaven Property contains 5,006 square feet of land area and the 4753 Whitehaven Property contains 5,224 square feet of land area and are both improved with single-family homes. The School is proposing to use the 4753 Whitehaven Property to house the Director of Facilities who is required to live on School Property. The Property is extremely close in proximity to the main campus of the School, located only 120 feet away and separated only by Whitehaven Parkway. Use of the buildings for School purposes will have negligible impact on traffic.

IV. COMPLIANCE WITH ZONING REQUIREMENTS

Pursuant to 11-Y DCMR § 704.7, the Board may grant a modification of significance to an original approval and, in making its decision, the Board's consideration is "limited to the impact of the modification on the subject of the original application, and shall not permit the Board to revisit its original decision." The Original Approval granted by the Board found that the original plan met the requirements for a special exception to allow a private school in a residential zone. Pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104, the Board may approve private school use in a residential zone provided that the school is "located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions." Additionally, the school must provide "ample parking space, but not less than that required by [the regulations]." 11-U DCMR § 203.1(m)(2). Finally, under 11-X DCMR § 901.2, an applicant must show that the requested relief will be in harmony with the intent and purpose of the Zoning Regulations and Zoning Maps and will not adversely affect neighboring properties.

In Order 18465, the School demonstrated that it met these standards. The proposed administrative offices and Facilities Director home are located on Whitehaven Parkway, which is lined with institutional uses, including the Lab School, Our Lady of Victory School, and the Mount Vernon Campus of the George Washington University. The Property will house the School's Director of Facilities and administrative functions that can be reasonably characterized as an extension of the principal School use. In light of the limited use of the buildings, seven employees performing administrative functions and a single-family home for the Facilities Director, and their location next to other institutional uses, there will be no likely adverse impact from the proposed location of the offices and Facilities Director home. The Modification Plan

will not substantially change the School's current impact on the surrounding neighborhood and should not change the Board's previous determination that the School's application meets the requirements of the Zoning Regulations.

A. Noise

Use of the Property as administrative offices and Facilities Director home will not create an objectionable increase in the amount of noise on the Property. The Property is buffered from the neighboring residential uses by dense landscaping, including a thick grove of trees. This extensive landscaping protects the neighboring residential uses to a large extent with respect to noise and visual impact. As noted previously, the Property is located amid a series of institutional uses, namely the private schools, churches, and university, as outlined above. St. Patrick's has worked hard to establish itself as a good neighbor to both its institutional and residential neighbors.

B. Traffic and Parking

The addition of administrative offices and Facilities Director home will not create any objectionable traffic conditions for neighboring property owners since it involves no change in the size of the School's staff. Given that the proposed administrative office and Facilities Director home use will not change School operations, the School does not propose any changes to the Carpool Initiative it previously adopted. The School regularly receives accolades from the community and District agencies for the effectiveness of its Carpool Initiative, although the Carpool Initiative has been suspended to comply with prevailing public health guidelines. In light of the extensive measures the School has taken to reduce the vehicular trips to and from the School, it is able to keep queues during the drop-off and pick-up period to a minimum. None of

this will change with the proposed office and Facilities Director home use. The School currently has a cap of 105 members of the faculty, staff, and administration on the Whitehaven Campus and is not proposing to increase this number. During the 2020-2021 school year, the total number of faculty, staff, and administration on the Whitehaven Campus is 101, including 75 members of the faculty and administration and 26 staff members. The Zoning Regulations require one parking space for every four staff members associated with the Child Development Center (nursery) and two parking spaces for every three staff members associated with the School. This results in a requirement of 62 spaces which is satisfied by the 62 spaces in the garage located under the Gymnasium and Performance Center and 30 spaces adjacent to the church. The Board found this to be sufficient parking for the approved faculty and staff caps in Case No. 18465.

C. Number of Students

The School does not propose an increase in the current student, faculty, and staff caps.

D. Purpose and Intent of the Zoning Regulations

The Modification Plan is in harmony with the general purpose and intent of the Zoning regulations. As detailed above, the Modification Plan balances the needs of the School with the surrounding community and does not materially change the effect of the plans previously approved by the Board. The Modification Project will not adversely affect neighboring properties from noise, traffic, parking, design, or other conditions, so the requested modification satisfies the standards stated in the Zoning Regulations.

V. CONCLUSION

For the above reasons, this Application meets the criteria set forth for a modification of significance in 11-Y DCMR §704.7 and also continues to meet the criteria in both 11-U DCMR

